

William Heaphy, et ux
Petitioners

✱

* * * * *

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 15 Tremblant Court, located in the subdivision known as 'The Hill Farm in Timonium. The Petition was filed by the owners of the property, William and Sharon Heaphy. The Petitioners seek relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front setback of 45 feet and a side yard setback of 42 feet in lieu of the required 50 feet each for a proposed expansion of the master bedroom and bath, and to amend the final development plan of "The Hill Farm", accordingly. The subject property and relief sought are more particularly described on the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion

1. Introduction
 2. Background
 3. Methodology
 4. Results
 5. Conclusion
 6. References
 7. Appendix
 8. Index
 9. Table of Contents
 10. Summary

GENERAL INFORMATION

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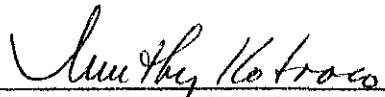
68

of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 24th day of February, 1995 that the Petition for Administrative Variance seeking relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front setback of 45 feet and a side yard setback of 42 feet in lieu of the required 50 feet each for a proposed expansion of the master bedroom and bath, and to amend the final development plan of "The Hill Farm", in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date 2/24/95

By [Signature]

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

February 24, 1995

Mr. & Mrs. William Heaphy
15 Tremblant Court
Lutherville, Maryland 21093

RE: PETITION FOR ADMINISTRATIVE VARIANCE
S/S Tremblant Court, 672' NE of the c/l of Treadwell Court
(15 Tremblant Court)
8th Election District - 3rd Councilmanic District
William Heaphy, et ux - Petitioners
Case No. 95-254-A

Dear Mr. & Mrs. Heaphy:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration Office at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
For Baltimore County

TMK:bjs

cc: People's Counsel

File





Petition for Administrative Variance

75-254-A

to the Zoning Commissioner of Baltimore County

for the property located at 15 TREMBLANT COURT

which is presently zoned RC-5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1A04.3.B.3 - TO PERMIT A FRONT SETBACK OF 45' & A SIDEYARD SETBACK OF 42' IN LIEU OF THE REQUIRED 50' AND TO AMEND THE FINAL DEVELOPMENT PLAN OF "THE HILL FARM"

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

SEE ATTACHED

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

ORDER RECEIVED FOR FILING

Date

By

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s):

WILLIAM HEAPHY
(Type or Print Name)

Signature

SHARON HEAPHY
(Type or Print Name)

Signature

15 TREMBLANT CT. 561-3133
Address Phone No

LUTHERVILLE MD 21093
City State

Name, Address and phone number of representative to be contacted

THOMAS J. HOFF
Name

1717 YORK RD. 628-9229
Address Phone No
LUTHERVILLE, MD. 21093



Land Development Consultants
and Landscape Architects

Thomas J. Hoff
ASLA

1717 York Road # Suite 1B # Lutherville, MD 21093
410-628-9225 # Fax 410-628-9229

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: R.T. DATE: 1-24-95

ESTIMATED POSTING DATE: 2-5-95

Printed with Soybean Ink
on Recycled Paper

ITEM #: 256

MICROFILMED

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 19 TREMBLANT CT.
address
LUTHERVILLE MD. 21093
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

SEE ATTACHED

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

William Heaphy
(signature)
WILLIAM HEAPHY
(type or print name)



Sharon Heaphy
(signature)
SHARON HEAPHY
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19 day of January, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

William Heaphy - Sharon Heaphy

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

1/19/95
date

Joan D. Nickerson
NOTARY PUBLIC

My Commission Expires:

9/12/97

95-254-A

Petition for Administrative Variance
15 Tremblant Court
Heaphy Residence

Practical Difficulty:

The purpose of the variance is to allow for an expansion of the master bedroom and master bathroom. The existing bedroom and bathroom are smaller than what would be normal in this type of house and neighborhood today. The proposed expansion would be consistent with houses being built today in this neighborhood. Due to the shape of the bedroom, the only direction for expansion that would be an improvement is in the direction of the sideyard. Most of the expansion of the bathroom is within the allowed building envelope. However, to have a normal shape a small extension into the sideyard and front yard is necessary.

ITEM# 256

ITEM # 256

95-254-A

ZONING DESCRIPTION FOR 15 TREMBLANT COURT

BEGINNING AT A POINT on the south side of Tremblant Court which is 50' wide at the distance of 672'+/- northeast of the centerline of the nearest improved intersecting street Treadwell Court which is 50' wide. Being Lot #26, Plat IV in the subdivision of "The Hill Farm" as recorded in Baltimore County Plat Book #46, Folio #19, containing 1.73 Ac.+/- Also know as 15 Tremblant Court and located in the 8th Election District, 3rd Councilman District.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-254-11

District EDB Date of Posting 2/6/95

Posted for: Variance

Petitioner: William + Sharon Heaphy

Location of property: 15 Tremblant Ct, S/S

Location of Signs: Facing roadway on property being zoned L

Remarks: _____

Posted by [Signature] Date of return: 2/6/95
Signature

Number of Signs: 1



APPROVED



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

95-254-A

Account: R-001-6150

Number 256

R.T

Date 1-24-75

WILLIAM & SHARON HEAPHY
15 TREMBLANT CT
LUTHERVILLE, MD. 21093

010 ——— VARIANCE — \$ 50⁰⁰
030 ——— SPH — \$ 50⁰⁰
080 ——— SIGN — \$ 35⁰⁰

TOTAL — \$ 135⁰⁰

MAILED

RECEIVED

BY

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 256

Petitioner: WILLIAM & SHARON HEAPHY

Location: 15 TREMBLANT CT.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: WILLIAM HEAPHY

ADDRESS: 15 TREMBLANT CT.

LUTHERVILLE, MD 21093

PHONE NUMBER: 501-3133

AJ:ggs

MICROFILMED

(Revised 04/09/93)

Baltimore County Government
Office of Zoning Administration
and Development Management

COPY



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

FEBRUARY 2, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 95-254-A (Item 256)
15 Tremblant Court
S/S Tremblant Ct., 672'+/~ NE of c/l Treadwell Ct. (Lot 26, Hill Farm)
8th Election District - 3rd Councilmanic
Legal Owner: William Heaphy and Sharon Heaphy

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before February 5, 1995. The closing date (February 21, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: William and Sharon Heaphy
Thomas J. Hoff



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

February 13, 1995

Mr. and Mrs. William Heaphy
15 Tremblant Court
Lutherville, Maryland 21093

RE: Item No.: 256
Case No.: 95-254-A
Petitioner: Mr. W. Heaphy, et ux

Dear Mr. and Mrs. Heaphy:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on January 24, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Zoning Administration and
 Development Management

DATE: February 2, 1995

FROM: Pat Keller, Director
 Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 245, 246, 256, 258, 259, and 260

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Pat Keller

PK/JL:lw



**Maryland Department of Transportation
State Highway Administration**

O James Lighthizer
Secretary
Hal Kassoff
Administrator

2-7-95

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: * 256 (RT)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 02/07/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF FEB. 6, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 246, 252, 253, 254, 255,
256, 257, 258, 259, 260, 261 AND 263.

RECEIVED

FEB 8 1995

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

1000 12 1995





COMPREHENSIVE ZONING MAP more County Council 1992	SCALE 1" = 200' ±	LOCATION ITEM # 256	SHEET N. W.
1,188-92,187-92,188-92,189-92 <i>J. Howard</i> County Council	DATE OF PHOTOGRAPHY JANUARY 1986	TIMONIUM 95-254-A	13-C



Stand behind the house looking towards South (rear)



Front elevation

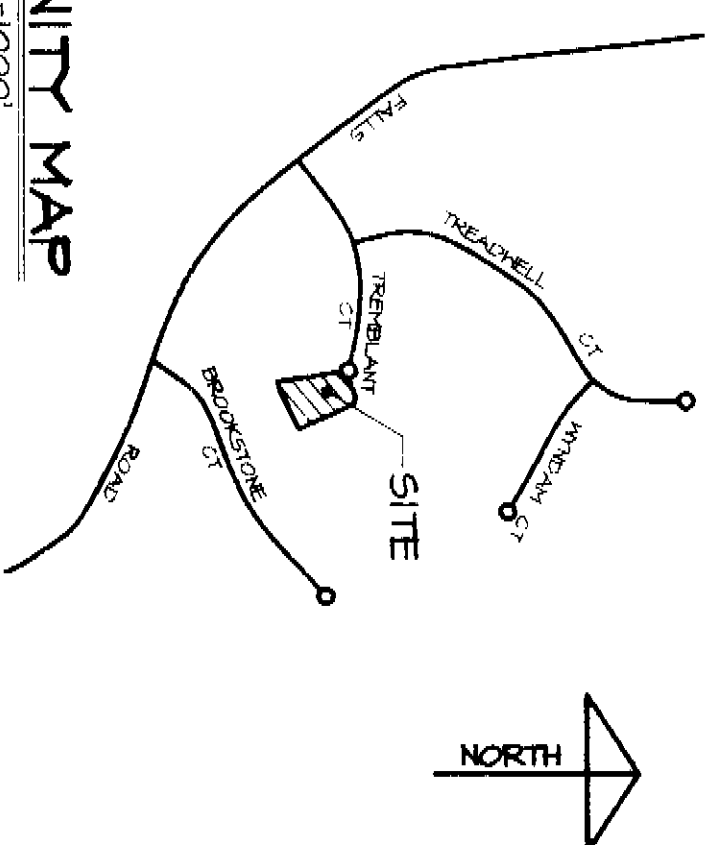


N.W. side elevation

95-254-A



Wide side yard, looking towards lot 25



VICINITY MAP

SCALE: 1"=100'

SITE DATA:
SITE AREA = 179 AC ± = 75394 SF
EXISTING ZONING = RDS

GENERAL NOTES:
THERE ARE NO PRIOR ZONING CASES ON THIS PROPERTY.
PROPERTY IS SERVED BY PRIVATE WELL & SEPTIC.

95-254.A
ITEM # 25C

PLAT TO ACCOMPANY PETITION
FOR ADMINISTRATIVE VARIANCE

#15 TREMBLANT COURT
LOT 26, PLAT FOUR
"THE HILL FARM"

EHE, Jr 46/19
3rd CONJUNCTIONAL DISTRICT
8th ELECTION DISTRICT BALTIMORE COUNTY, MD

REVISIONS:

DATE:	SCALE:	DRAWN:	CHECKED:	DRAWING NUMBER:
01/24/95	1"=30'	T.J.H.		
JOB NO.: 0242-01				
DESIGNED: T.J.H.				
DRAWN: T.J.H.				
CHECKED:				

Z-1

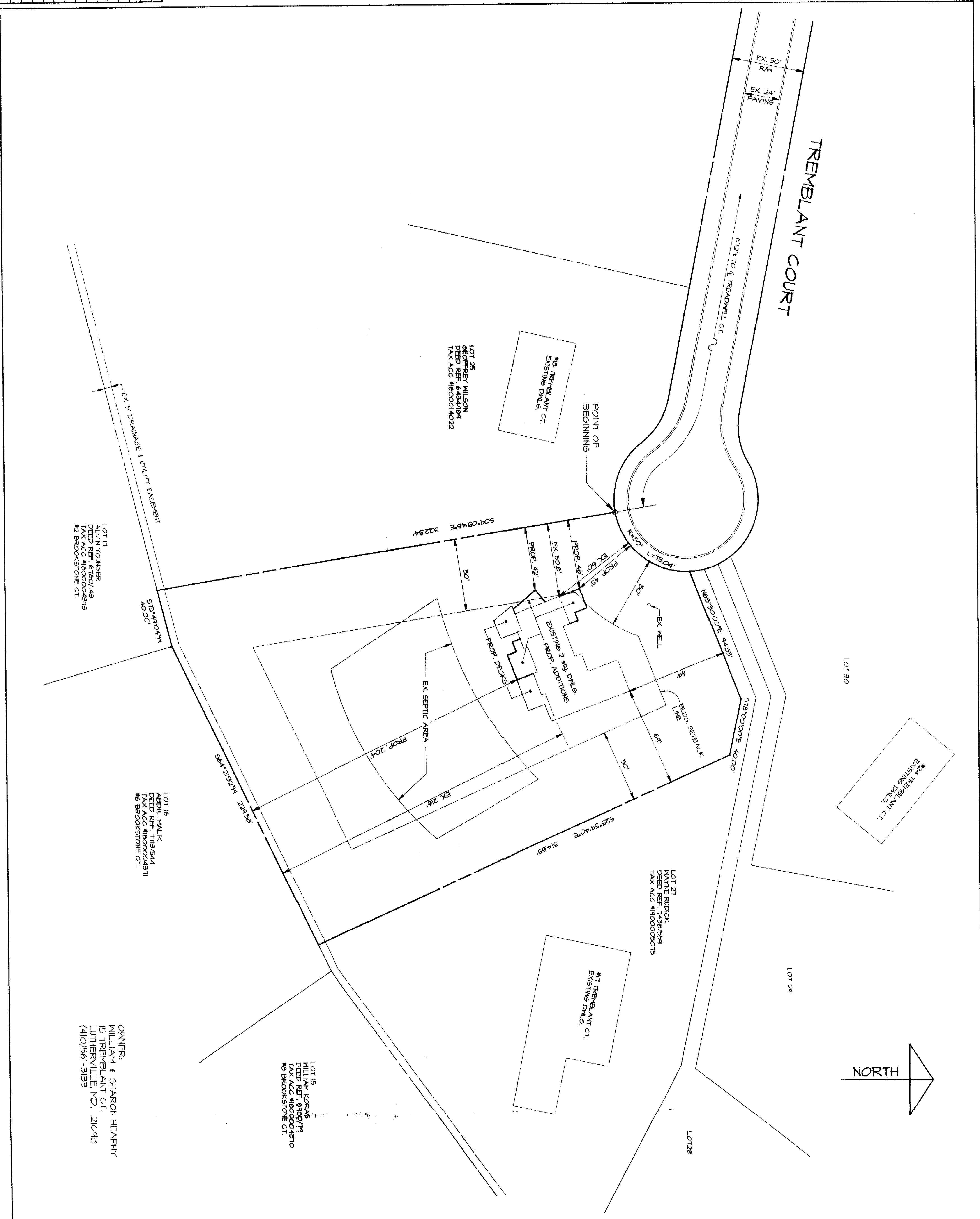
HOFF & ANTONUCCI ASSOCIATES
Land Development Consultants and Landscapes Architects

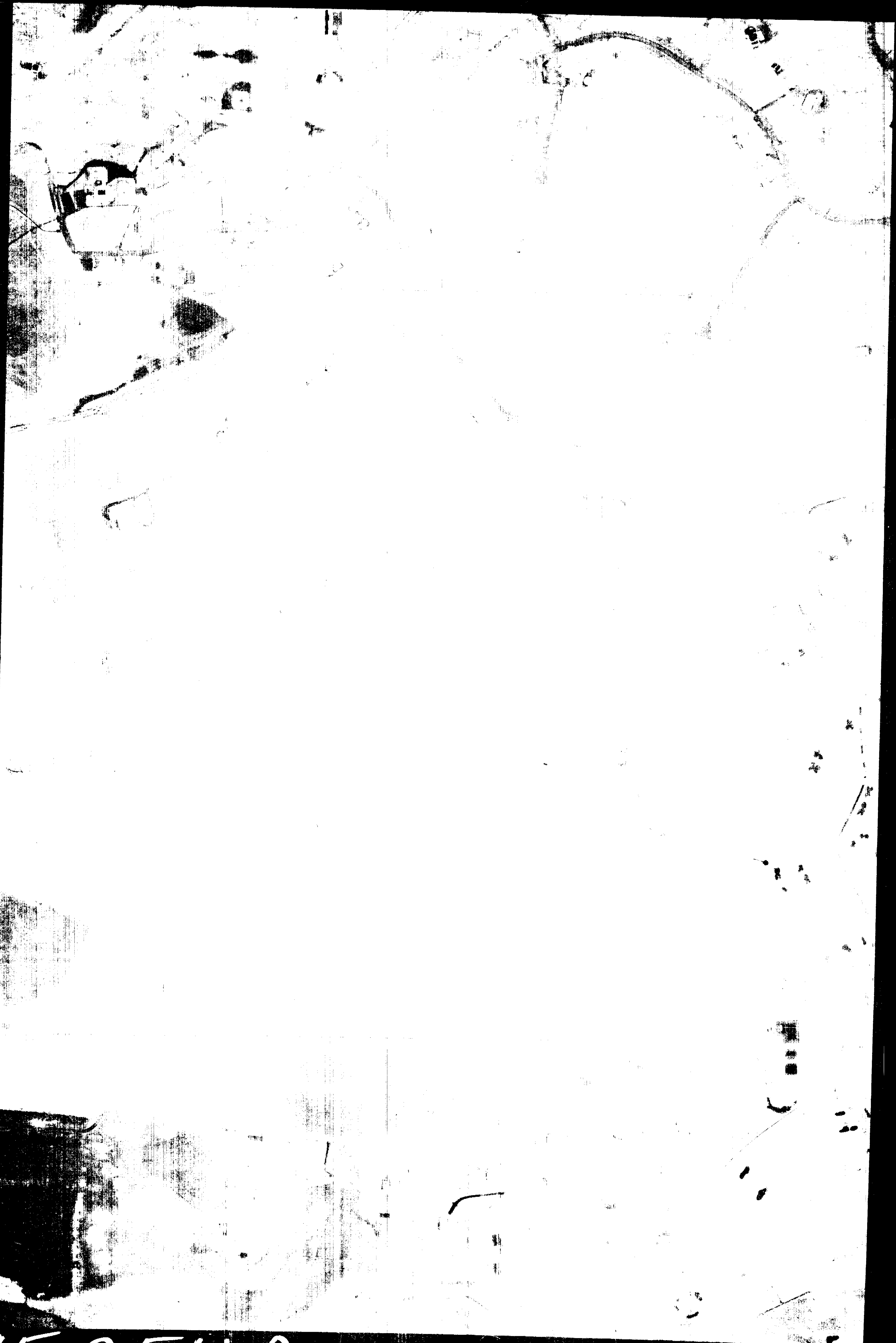
1717 York Rd., Suite 18
Lutherville, Md. 21053
410-928-9225

MICROFILMED

SHEET 1 OF 1

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PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE

1" = 200'

LOCATION

ITEM # 254

SHEET

N.W.
13-C

DATE

OF

PHOTOGRAPHY

JANUARY
1986

TIMONUM

MICROFILMED

MICROFILMED

95-254-A

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
15 Tremblant Court, 672' NE of * DEPUTY ZONING COMMISSIONER
the c/l of Treadwell Court * OF BALTIMORE COUNTY
(15 Tremblant Court) * Case No. 95-254-A
8th Election District
3rd Councilmanic District
William Heaphy, et ux
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 15 Tremblant Court, located in the subdivision known as The Hill Farm in Timonium. The Petition was filed by the owners of the property, William and Sharon Heaphy. The Petitioners seek relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front setback of 45 feet and a side yard setback of 42 feet in lieu of the required 50 feet each for a proposed expansion of the master bedroom and bath, and to amend the final development plan of "The Hill Farm", accordingly. The subject property and relief sought are more particularly described on the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

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The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion

of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 24th day of February, 1995 that the Petition for Administrative Variance seeking relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front setback of 45 feet and a side yard setback of 42 feet in lieu of the required 50 feet each for a proposed expansion of the master bedroom and bath, and to amend the final development plan of "The Hill Farm", in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

Timothy M. Rotrodo
TIMOTHY M. ROTRODO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

February 24, 1995

(410) 887-4386

Mr. & Mrs. William Heaphy
15 Tremblant Court
Lutherville, Maryland 21093

RE: PETITION FOR ADMINISTRATIVE VARIANCE
S/S Tremblant Court, 672' NE of the c/l of Treadwell Court
(15 Tremblant Court)
8th Election District - 3rd Councilmanic District
William Heaphy, et ux - Petitioners
Case No. 95-254-A

Dear Mr. & Mrs. Heaphy:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration Office at 887-3391.

Very truly yours,

Timothy M. Rotrodo
TIMOTHY M. ROTRODO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

File



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 15 TREMBLANT COURT
which is presently zoned RC-9

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A04.3.B.3 - TO PERMIT A FRONT SETBACK OF 45' & A SIDEYARD SETBACK OF 42' IN LIEU OF THE REQUIRED 50' AND TO AMEND THE FINAL DEVELOPMENT PLAN OF "THE HILL FARM" of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)
SEE ATTACHED

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee
Type of Petitioner
Signature
Address
City
State
Zipcode
Very truly yours,
Signature
Name
Address
City
State
Zipcode

HOFF & ANTONUCCI
ASSOCIATES
Thomas J. Hoff
ASA
Zipcode

1717 York Road • Suite 1B • Lutherville, MD 21093
410-628-9225 • Fax 410-628-9229

Prepared, filed and ordered by the Zoning Commissioner of Baltimore County, this 24th day of February 1995.
eng. obtained as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation as required.

Zoning Commissioner of Baltimore County

ITEM #: 256

REVIEWED BY: R.T. DATE: 1-24-95
ESTIMATED POSTING DATE: 2-5-95

Printed with Soy-based Ink on Recycled Paper

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 15 TREMBLANT CT.

LUTHERVILLE, MD 21093
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (include narrative or practical difficulty)
SEE ATTACHED

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee for and may be required to provide additional information.

William Heaphy
WILLIAM HEAPHY
Owner of said property
Sharon Heaphy
SHARON HEAPHY
Owner of said property

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19th day of January, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appear

William Heaphy - *Sharon Heaphy*

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.

1/19/95

John A. Henderson
NOTARY PUBLIC

My Commission Expires: 9/12/97

Petition for Administrative Variance
15 Tremblant Court
Heaphy Residence

Practical Difficulty:

The purpose of the variance is to allow for an expansion of the master bedroom and master bathroom. The existing bedroom and bathroom are smaller than what would be normal in this type of house and neighborhood today. The proposed expansion would be consistent with houses being built today in this neighborhood. Due to the shape of the bedroom, the only direction for expansion that would be an improvement is in the direction of the sideyard. Most of the expansion of the bathroom is within the allowed building envelope. However, to have a normal shape a small extension into the sideyard and front yard is necessary.

ZONING DESCRIPTION FOR 15 TREMBLANT COURT

BEGINNING AT A POINT on the south side of Tremblant Court which is 50' wide at the distance of 672' +/- northeast of the centerline of the nearest improved intersecting street Treadwell Court which is 50' wide. Being Lot #26, Plat IV in the subdivision of "The Hill Farm" as recorded in Baltimore County Plat Book #46, Folio #19, containing 1.73 Ac +/- Also known as 15 Tremblant Court and located in the 8th Election District, 3rd Councilmanic District

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: Ed Date of Posting: 2/4/95
Posted for: variance
Petitioner: William & Sharon Heaphy
Location of property: 15 Tremblant Ct. 45
Location of Signs: front yard, side yard, back yard, 2nd floor
Remarks:
Posted by: *William Heaphy* Signature Date of return: 2/4/95
Number of Signs: 1



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: B-001-6180

Number: 256

R.T.

Date: 1-24-95

WILLIAM & SHARON HEAPHY

15 TREMBLANT CT

LUTHERVILLE, MD 21093

010 — VARIANCE — \$50.00
030 — SPH — \$50.00
080 — SIGN — \$35.00

TOTAL — \$135.00

Please Make Checks Payable To Baltimore County

\$135.00

ITEM# 256

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Carl Jablon
ARNOLD JABLON, DIRECTOR

For newspaper advertising:
Item No.: 256
Petitioner: WILLIAM & SHARON HEAPHY
Location: 15 TREMBLANT CT.
PLEASE FORWARD ADVERTISING BILL TO:
NAME: WILLIAM HEAPHY
ADDRESS: 15 TREMBLANT CT.
LUTHERVILLE, MD 21093
PHONE NUMBER: 561-3133
AJ:ggg (Revised 04/09/93)

Baltimore County Government
Office of Zoning Administration
and Development Management

COPY

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

FEBRUARY 2, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 95-254-A (Item 256)
15 Tremblant Court
S/S Tremblant Ct., 672' +/- NE of c/l Treadwell Ct. (Lot 26, Hill Farm)
8th Election District - 3rd Councilmanic
Legal Owner: William Heaphy and Sharon Heaphy

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a reminder regarding the administrative process.

- 1) Your property will be posted on or before February 5, 1995. The closing date (February 21, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Carl Jablon
Arnold Jablon
Director
cc: William and Sharon Heaphy
Thomas J. Hoff

Printed with Soybean Ink on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

February 13, 1995

Mr. and Mrs. William Heaphy
15 Tremblant Court
Lutherville, Maryland 21093

RE: Item No.: 256
Case No.: 95-254-A
Petitioner: Mr. W. Heaphy, et ux

Dear Mr. and Mrs. Heaphy:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by the Office of Zoning Administration and Development Management (ZADM), Development Control Section on January 24, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney, petitioner, etc., are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,
W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: February 2, 1995

FROM: Pat Keller, Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

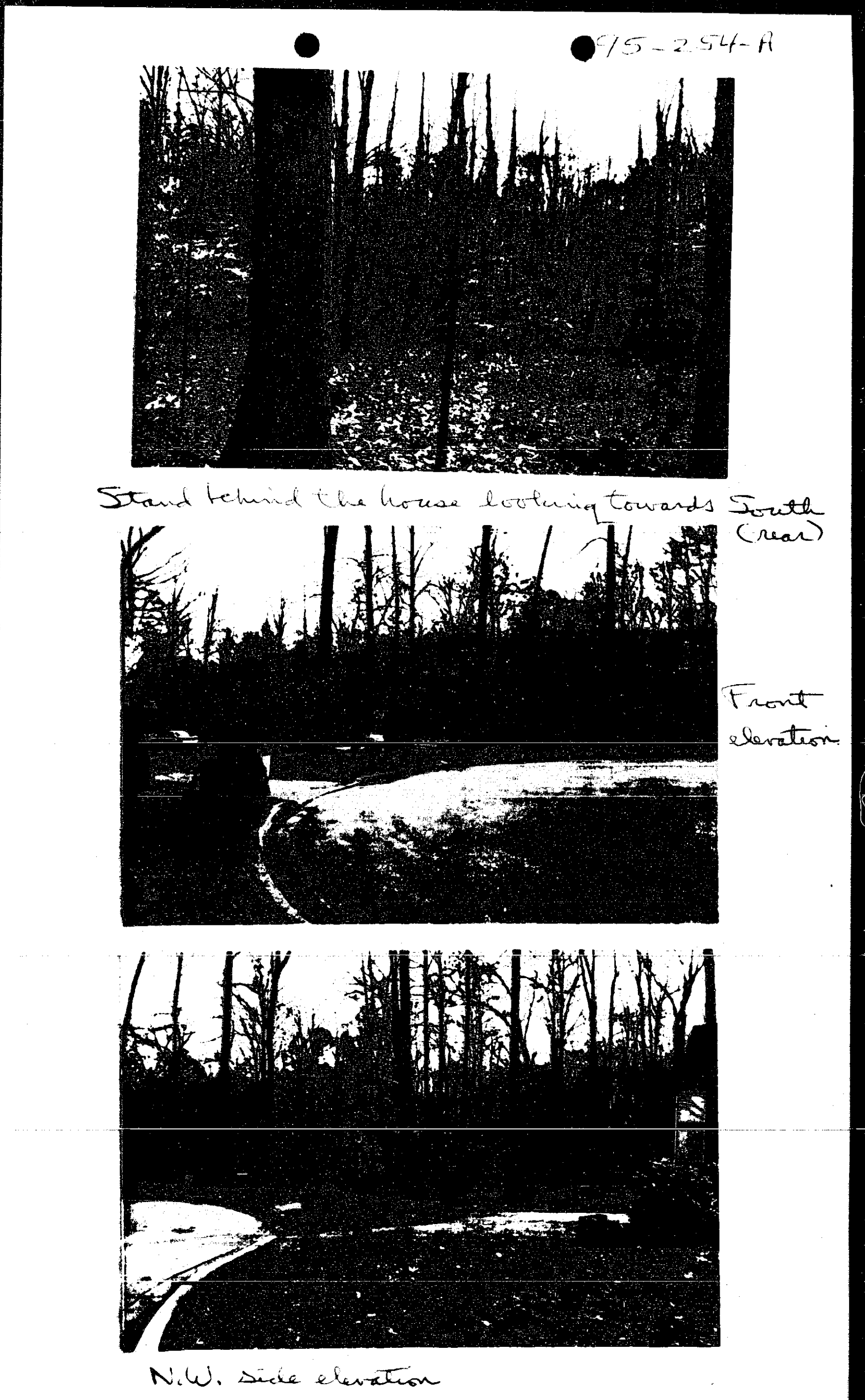
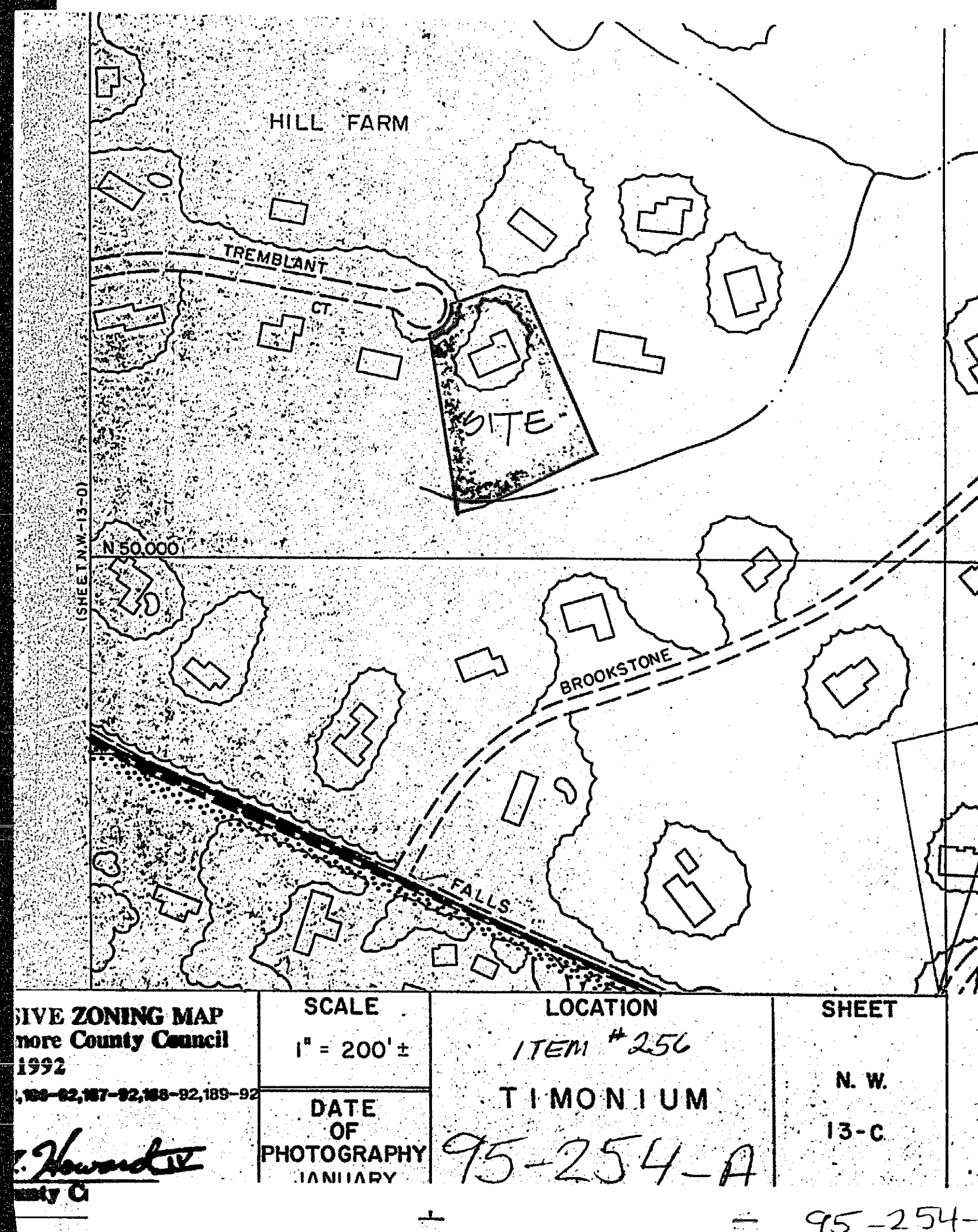
The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 245, 246, 256, 258, 259, and 260

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey W. Long*
Division Chief: *Carol Keller*

PK/JL:lw

ITEM245/PZONE/TTJ:JWL



SHA Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hel Kassoff
Administrator

2-7-95

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: *256 (RT)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21286-5500 (410) 887-4500

DATE: 02/07/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW
LOCATION: DISTRIBUTION MEETING OF FEB. 6, 1995.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

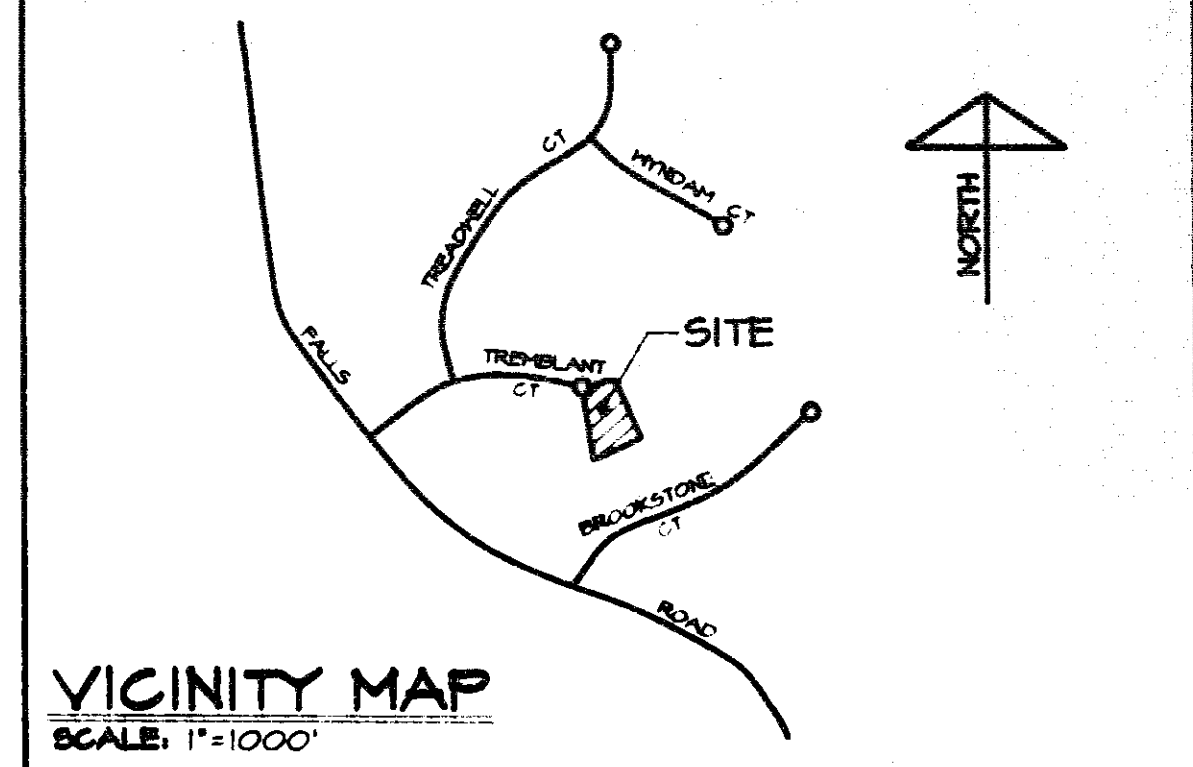
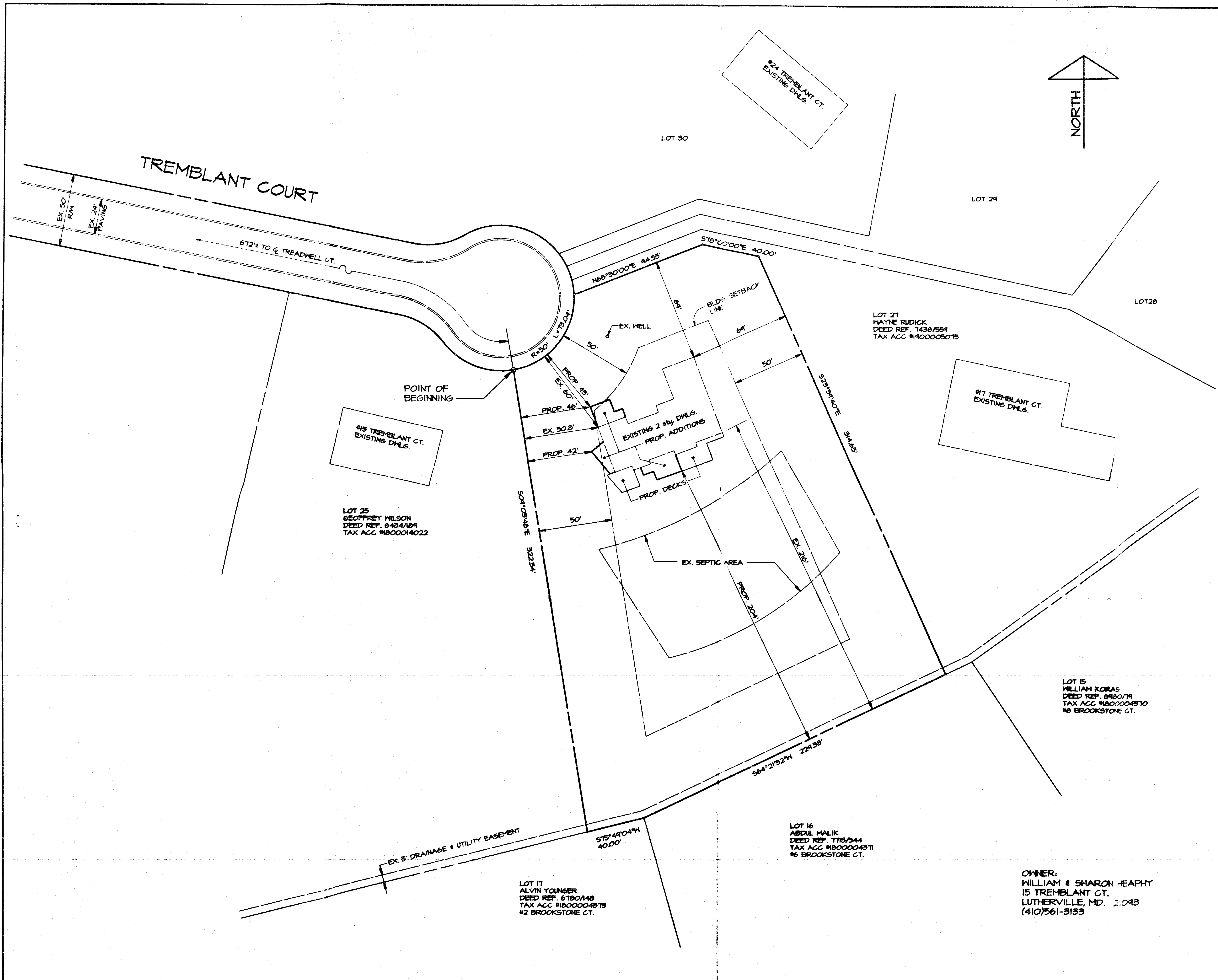
8. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 246, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261 AND 263.

RECEIVED
FEB 8 1995
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Printed on Recycled Paper




SITE DATA:
SITE AREA = 1.73 AC ± = 75,354 SF
EXISTING ZONING = RC5

GENERAL NOTES:
THERE ARE NO PRIOR ZONING CASES ON THIS PROPERTY.
PROPERTY IS SERVED BY PRIVATE WELL & SEPTIC.

95-254.A
ITEM # 256

PLAT TO ACCOMPANY PETITION
FOR ADMINISTRATIVE VARIANCE

**#15 TREMBLANT COURT
LOT 26, FLAT FOUR
"THE HILL FARM"**
EHK, Jr 46/19
3rd COUNCILMANIC DISTRICT
8th ELECTION DISTRICT BALTIMORE COUNTY, MD

 HOFF & ANTONUCCI ASSOCIATES	REVISIONS:	SCALE: 1=30'
		DATE: 01/24/95
		JOB NO.: 0242-01
		DESIGNED: T.J.H.
		DRAWN: T.J.H.
Land Development Consultants and Landscape Architects		CHECKED:
		DRAWING NUMBER:
		Z-1
1717 York Rd., Suite 10 Lutherville, Md. 21093 410-628-6225		SHEET OF

OWNER:
WILLIAM & SHARON HEAPHY
15 TREMBLANT CT.
LUTHERVILLE, MD. 21093
(410)561-3133

LOT 17
ALVIN YOUNGER
DEED REF. 6780/148
TAX ACC #1800004873
#2 BROOKSTONE CT.

LOT 16
ABDUL MALIK
DEED REF. 7113/544
TAX ACC #1800004871
#6 BROOKSTONE CT.

LOT 15
WILLIAM KORAS
DEED REF. 6180/719
TAX ACC #1800004870
#8 BROOKSTONE CT.

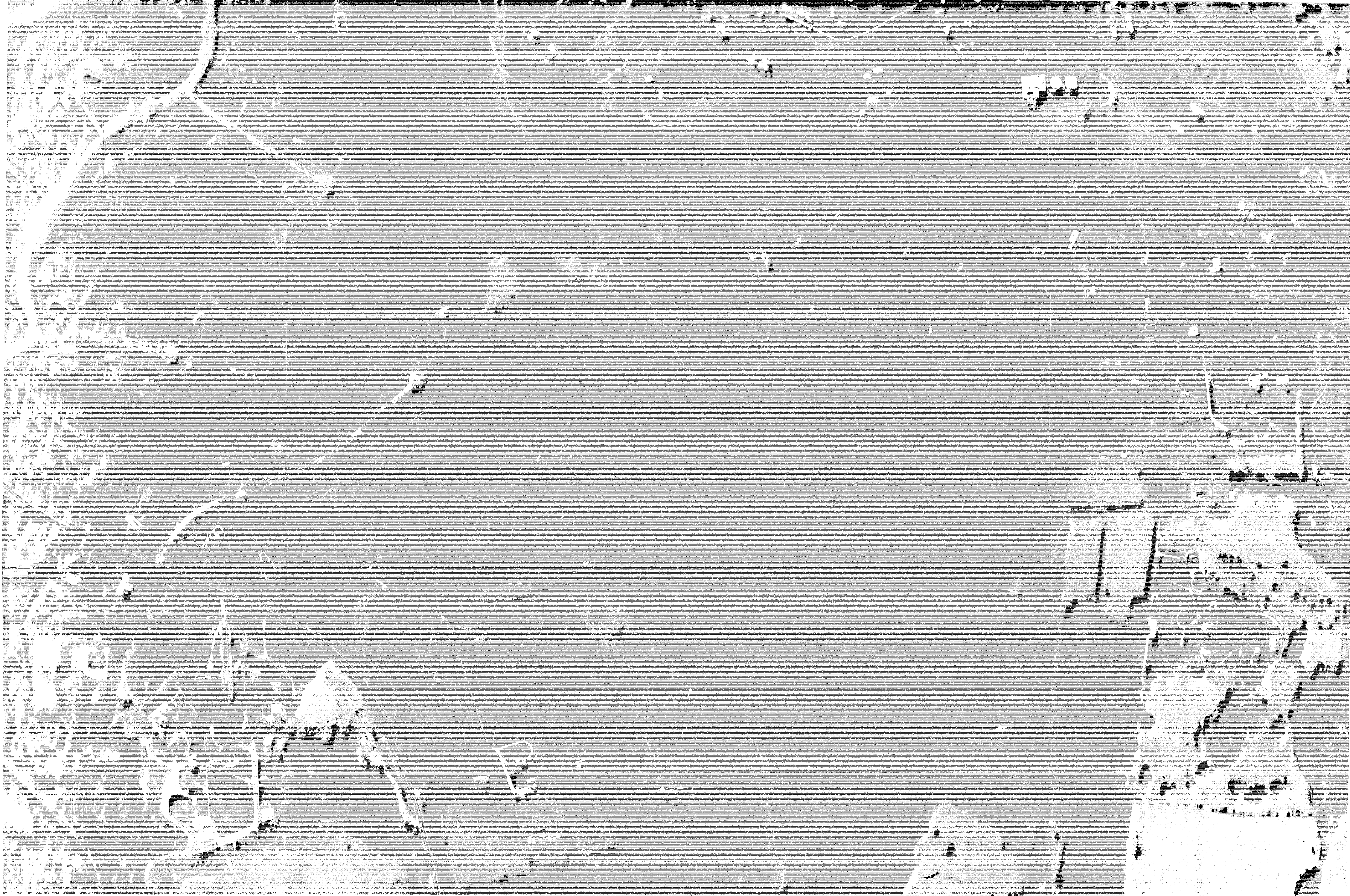
LOT 27
WAYNE RUDICK
DEED REF. 7438/554
TAX ACC #1900005075

LOT 25
GEOFFREY WILSON
DEED REF. 6434/184
TAX ACC #1800014022

#17 TREMBLANT CT.
EXISTING DWLS.

#15 TREMBLANT CT.
EXISTING DWLS.

#24 TREMBLANT CT.
EXISTING DWLS.



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE 1" = 200' ±	LOCATION ITEM # 256 TIMONIUM	SHEET NW 13-C
DATE OF PHOTOGRAPHY JANUARY 1986		

95-254-A
MICROFILMED